

LAND AT
HEADSTONE LANE
HARROW

VISION DOCUMENT



BARWOOD
LAND

PREPARED BY

bhb
architects

FOR

BARWOOD
LAND

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BARWOOD LAND

Barwood Land was formed in 2009 with our initial joint venture with Development Securities PLC. Since our inception, we have had highly successful Investment Joint Venture funds with both Aberdeen and Rockspring. In 2017 we restructured, streamlining the business and we are now part of the joint venture with Alteris Capital Partners LLP. Barwood Land's head office is based in East Haddon, Northamptonshire giving us a central strategic location for our national outlook.

Over this period our team has grown to support the ever-increasing strategic land portfolio that we are promoting across the UK. Our nationwide perspective has meant that in 2018 we established our South West office in Bristol to provide us with a greater presence and manage our portfolio more effectively. Since 2009 we have grown to be one of the UK's leading strategic land promoters; our current portfolio stretches from South Devon to Yorkshire.

Barwood Land adopts a straight-forward, hands-on and dynamic approach at every stage of the process; from securing sites with landowners and the promotion of sites by skilfully navigating the intricacies of the UK planning system, through to the end sale of the consented land to maximise sale receipts.

We continue to look for quality opportunities, acquiring land by way of joint venture partnership, outright purchase or option. Our agreements are tailored to meet the individual needs of the landowner and the project ensuring we can add real value through our extensive planning and development experience.



OUR APPROACH

Barwood Land concentrates on creative, practical and innovative planning solutions, which add true value within realistic timescales. This is achieved through:

- Strategic analysis of the correct strategy and key policy and political factors;
- Careful preparation in conjunction with expert partners;
- Working with local planning authorities and undertaking appropriate public and local stakeholder consultation;
- Promoting development opportunities through the planning process via local plans, neighbourhood plans, development briefs and masterplans;
- The submission of high quality planning applications supported by a robust planning analysis covering all the appropriate policy, urban design, environmental, green travel, social inclusion and sustainability issues; and
- Employing professional teams of the highest national and local quality, thoughtfully chosen to be right for each individual project.



MAXIMISING OPPORTUNITIES

Our ability to produce commercial solutions that are deliverable and sustainable which enable all parties to achieve appropriate returns are underpinned by:

- Our experience and attention to detail to develop value engineered development schemes;
- High quality architectural solutions;
- Sophisticated development management;
- A commercial approach to all aspects of the process;
- Tailoring development schemes to be responsive to the local market;
- Delivery of detailed designs and, where appropriate, technical approvals in order to reduce lead-in times and optimise revenues; and
- Delivery of infrastructure in order to de-risk and facilitate development which in turn realises additionality to the bottom line.



PLANNING

Planning in London

It is crucial that all those involved in planning and development in London understand how London's three-tier planning system works (including regional, local and neighbourhood planning) and do not seek to duplicate policy or evidence unnecessarily.

The London Plan 2021

Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to publish a Spatial Development Strategy (SDS) and keep it under review. The SDS is known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the future development of London.

On 29 January 2021 the Secretary of State wrote to the Mayor confirming that he is content for the London Plan to be formally published, with no further changes. It was published on 2 March 2021.

This London Plan 2021 runs from 2019 to 2041 and is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years, and the Mayor's vision for Good Growth.

This Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out. The London Plan is part of the Development Plan.



The Mayor prepares planning guidance that supports the implementation of the London Plan. Supplementary Planning Guidance (SPG) has been retained to support the implementation of the London Plan 2021, although not all previous SPG's have been saved to carry forward.

The London Plan does not preclude boroughs and neighbourhood forums from bringing forward policies in their Development Plan Documents or Neighbourhood Plans that vary from the detail of the policies in this Plan where locally-specific circumstances and evidence suggests this would better achieve the objectives of the London Plan and where such an approach can be considered to be in general conformity with the London Plan.

London Borough of Harrow

Harrow Council has commenced work on producing a new Local Plan for the area. It will outline how the Borough will change and develop over the next 15-20 years, in terms of where the development of new housing, employment space, retail and other uses will happen; their scale and delivery timescales.

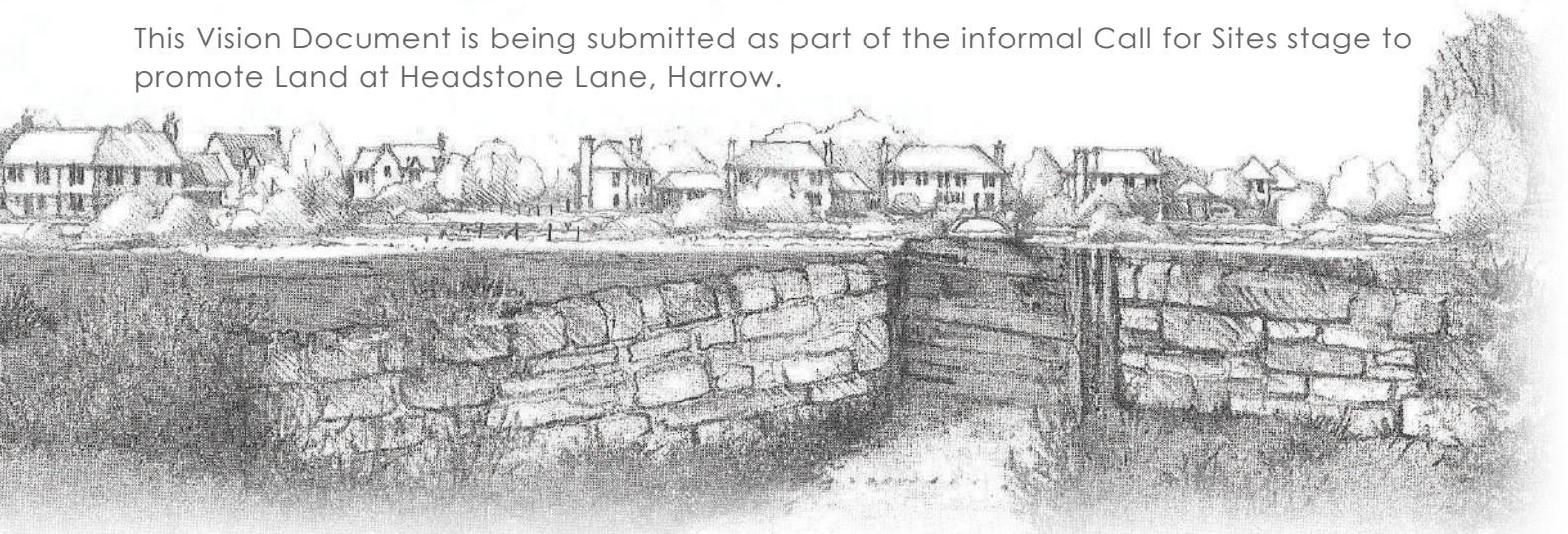
The Draft Harrow Local Plan process has commenced in Summer 2022 with an informal Call for Sites to provide an opportunity for sites to be put forward for consideration early in the Local Plan preparation process and in response to queries from landowners and developers. A formal call for sites process (including notification to consultation databases) will later be undertaken as the Local Plan preparation process progresses. Sites should meet the following criteria to be included in the assessment:

- It is wholly or partially within the Harrow Local Planning Authority.
- Whilst there is no minimum size threshold, sites should contribute to meeting strategic goals and typically be of a scale exceeding 0.25ha of developable land (or can accommodate 500 sqm of floorspace).

Next Steps

Harrow Council will review all submitted sites and assess the suitability of them for the promoted development against the guidelines within the National Planning Policy Framework, Planning Practice Guidance and the London Plan (2021), to determine whether they should be considered as potential allocations and included within the future Draft Local Plan.

This Vision Document is being submitted as part of the informal Call for Sites stage to promote Land at Headstone Lane, Harrow.



ENSURING A SUSTAINABLE FUTURE...

ENSURING THERE IS A WIDE CHOICE OF HOMES TO MEET THE DIVERSE NEEDS OF THE POPULATION

A wide range and choice of house types and sizes will be provided which help to meet identified local needs, including affordable housing. Those homes will be set in a high-quality environment and will provide more choice, and better meet the differing needs of a diverse population. They will attract families, younger people looking to step onto the housing ladder, the working population, and accessible homes including those which are suitable and attractive to older persons.

SUPPORTING AND ACTIVELY ENCOURAGING RESIDENTS TO LIVE AND WORK LOCALLY, AND TO MAKE MORE SUSTAINABLE, GREENER TRAVEL CHOICES

Supporting the climate change agenda in development requires good design to support and encourage individuals to change their behaviour. Recognising that private car travel is one of the greatest contributors to climate change. Finding ways to encourage residents to live and work locally, using public transport to make more sustainable travel choices. For example:

- This site lies about 0.5 miles south of Headstone Lane Tube Station (zone 5) providing rail links to London Euston and Watford Junction, with trains approx every 10 minutes during the week.
- Residents will be encouraged to use the vast array of key services and facilities in close proximity of the site, with direct, safe and attractive walking and cycling links.

- Homes will be designed and the infrastructure in place to support and encourage remote and home working to reduce out-commuting and the need to travel.
- Measures and infrastructure will also be provided to support people to choose greener transport options, including electric cars and electric bikes.

DELIVERING A CONNECTED AND HIGH-QUALITY NETWORK OF GREEN INFRASTRUCTURE

The built form will be set within a network of green open spaces, which connect into the wider green infrastructure network. The open spaces on site will provide attractive and accessible open spaces for the community to meet, relax and exercise. Existing ecological habitats will be protected and enhanced, and new habitats will be created to ensure there is a significant net gain in biodiversity. Long-term management and maintenance will ensure these benefits are sustained long into the future.



INCORPORATING TARGETED MEASURES INTO THE DESIGN AT THE START TO HELP TACKLE CLIMATE CHANGE

The homes and buildings will be high-quality, water efficient and energy efficient, through both their layout and orientation, and the design of buildings and where feasible opportunities for sustainable and renewable technologies such as heat pumps and solar panels. Infrastructure will be provided to support people to work effectively from home as well as to support electric car charging. It will also be designed in a manner to ensure as far as is possible that it will be adaptable and resilient to technological advances which will happen over time.





Site Location Plan

SITE CONTEXT AND VIEWS

The site is visually well enclosed by existing settlement to the north, south and east. To the west, beyond the tree group which runs along the site's western boundary, the landscape at Pinner Park Farm is more open allowing for views towards the site from the Public Right of Way which crosses the farm. Any development on the site should consider these views and incorporate appropriate mitigation such as the setting back of development from the boundary and proposed buffer planting.

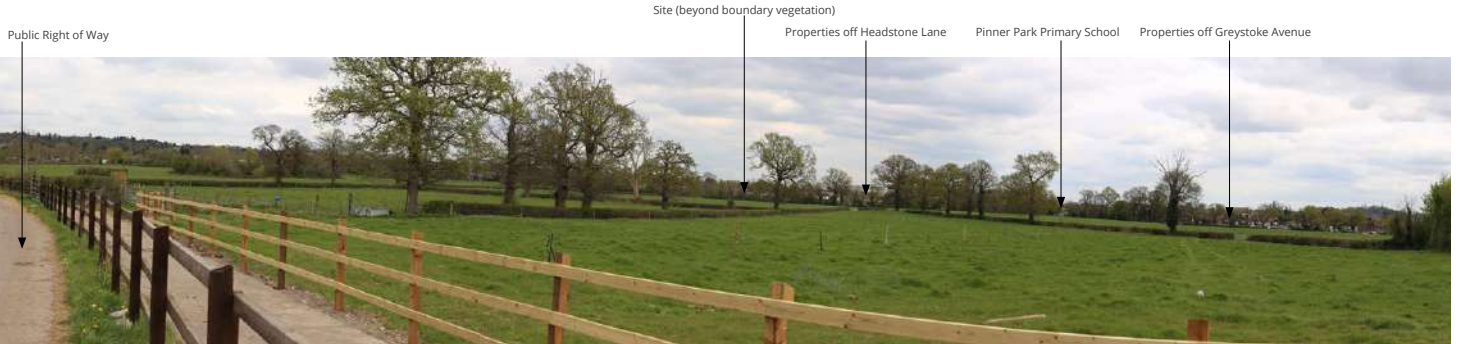
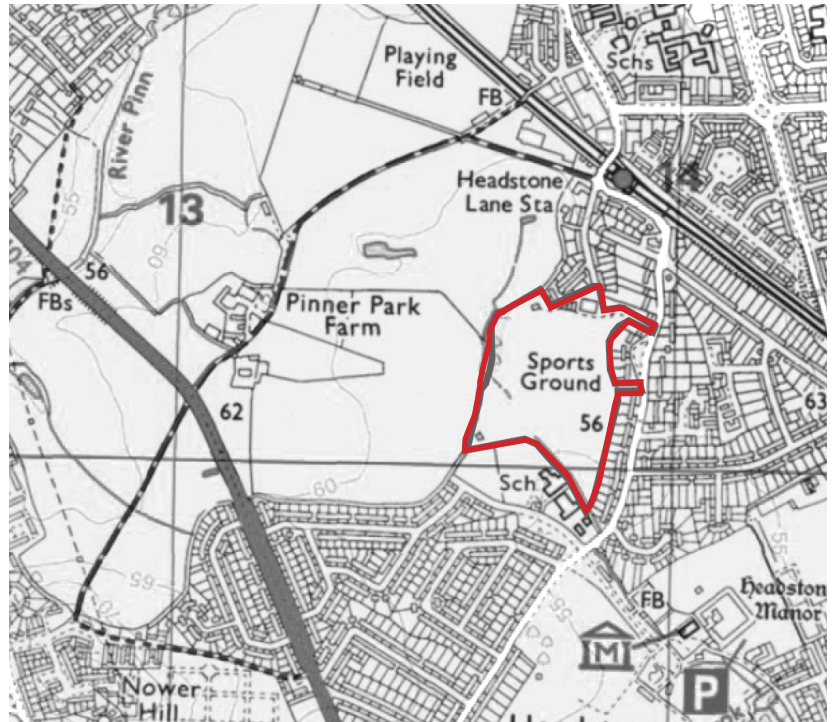


PHOTO VIEWPOINT 1: View from adjacent to Pinner Park Farm, looking east



PHOTO VIEWPOINT 2: View from within site, looking north east

LANDSCAPE CHARACTER

At a national level, the site lies within the National Character Area 111, Northern Thames Basin as defined by Natural England. Within The London Landscape Framework, the site lies within the 'Natural Landscape Area' (NLA) described as 'Ruislip Plateau'. The site and its surrounding context are considered fairly typical of the 'Ruislip Plateau' NLA, being set within and strongly influenced by surrounding development including semi-detached properties along Headstone Road.

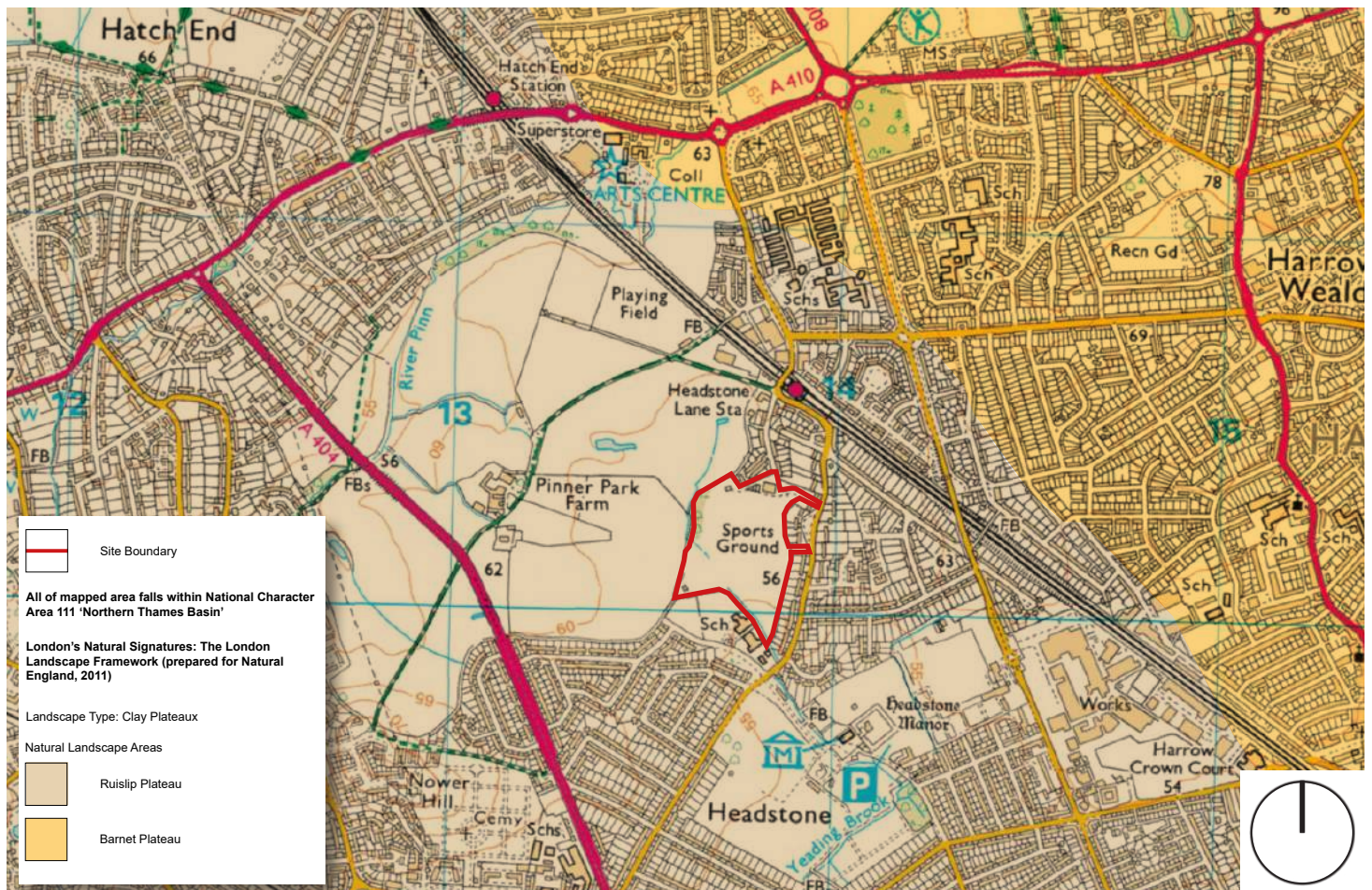
The site was previously in use as a sports ground and the majority of the site consists overgrown former sports pitches. Development within the site includes the Sports Club building and car parking in the north, an access track adjacent to the site's western boundary and industrial uses on the former sports courts in the south west of the site. The site boundaries to the south and west are largely defined by existing vegetation, to the east the site adjoins the gardens of properties off Headstone Road and to the north site lies adjacent to existing roads.

The site is enclosed to the north, east and south by existing settlement. Pinner Park Farm, a dairy farm largely surrounded by suburban development, lies to the west of the site beyond an established belt of trees.

There is an opportunity within the proposed green infrastructure of a potential development to reinforce a sense of place by including characteristic landscape features found within this landscape and to establish complimentary habitats within the site such as native hedgerows, trees and field ponds.

VISUAL CONTEXT

The site is visually well enclosed by existing settlement to the north, south and east. To the west, beyond the tree group which runs along the site's western boundary, the landscape at Pinner Park Farm is more open allowing for views towards the site from the Public Right of Way which crosses the farm. Any development on the site should consider these views and incorporate appropriate mitigation such as the setting back of development from the boundary and proposed buffer planting.



Landscape Type Plan

Designated sites –

The closest designation, Pinner Park Farm SINC, lies immediately adjacent to the western boundary of the site. It was designated for its old hedges, ponds and woods in a suburban setting, which support a range of breeding birds. This is not accessible to the public and therefore will not be impacted by the development in terms of increased recreational pressure. Other nearby SINCS are designed for public access and given the dense urban context and the size of the development site, no significant impacts are expected on nearby protected sites.

Habitats of low conservation importance–

The grassland and small areas of scrub are considered to be of limited nature conservation value. All species recorded are common and widespread within the surrounding area and characteristic of their habitat types. In addition, the boundary woodland, tree lines and hedgerows are expected to be retained, which are of higher value. As such, the loss of the majority of the scrub and grassland is not considered to be a constraint to proposals, so long as the scheme includes the provision of habitats of greater value, such as species-rich grassland, ponds, etc. within the design.

Protected Species –

Species specific surveys will be undertaken to identify any protected species to protect them and mitigate their habitats from any development impact.

Great Crested Newts (GCN) – There is no suitable breeding habitat for GCN on site and there is limited connectivity between the site and areas which might support GCN. As such, this species is not considered a constraint to proposals.

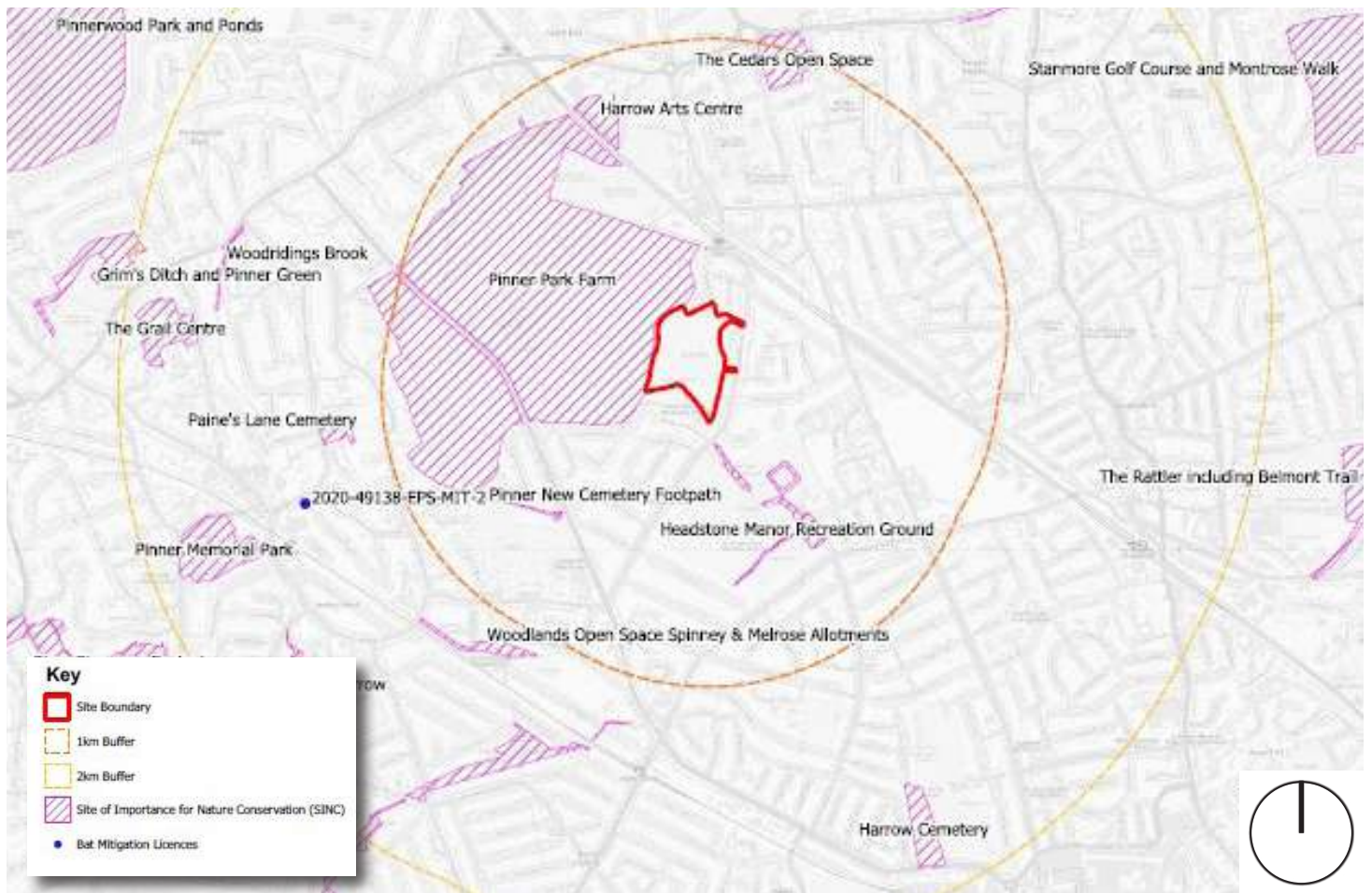
Hazel dormice –

Due to the limited extent of suitable habitat on site, the lack of connectivity to habitat in the wider area and the fact that the woodland, tree line and hedgerows will be retained, this species is not considered a constraint.

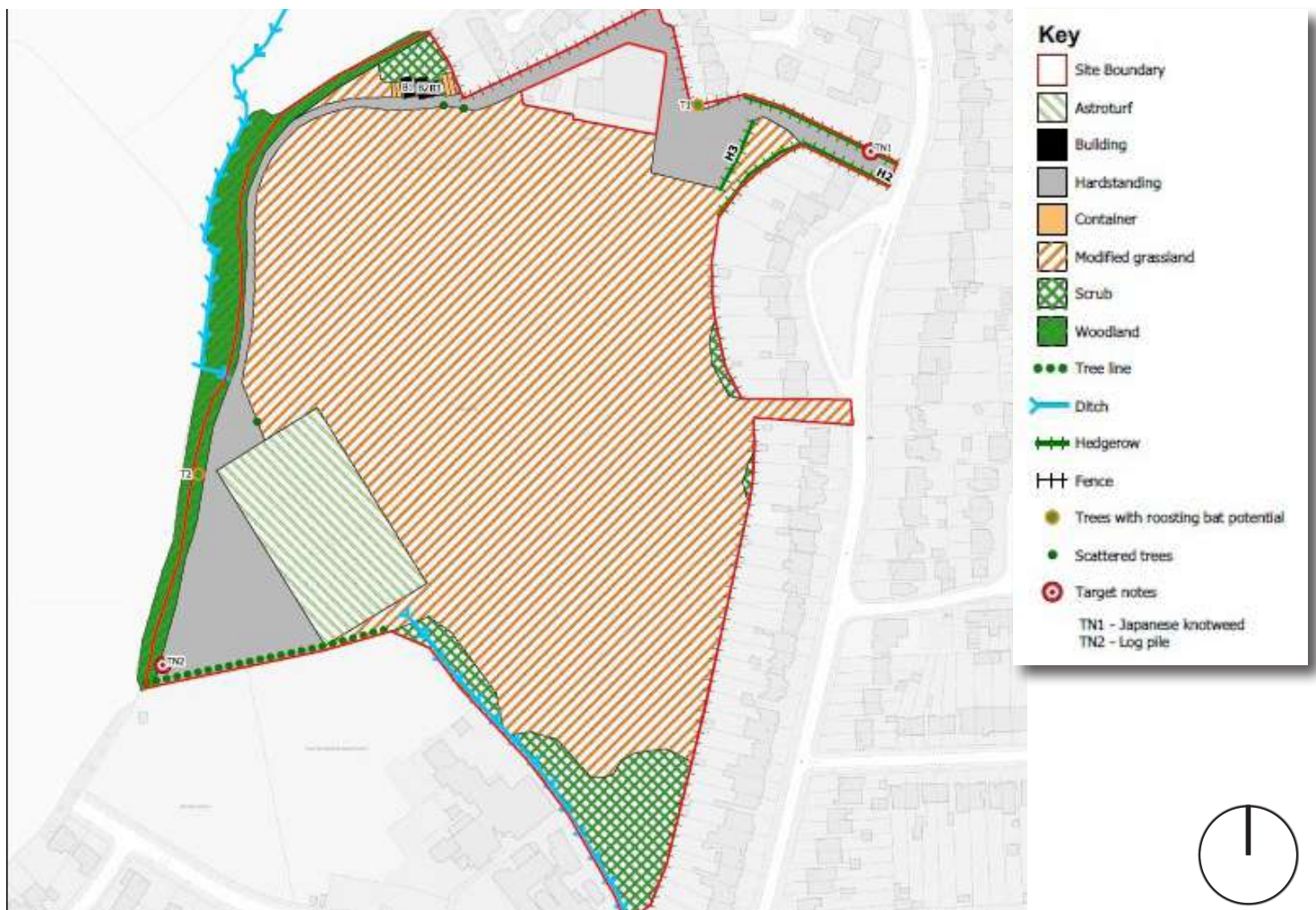
Important invertebrate assemblage–

The habitat diversity, structure and management on site was not considered suitable to support an important assemblage of invertebrates. As such, this group is not considered a constraint on proposals, with the exception of stag beetle, but should be considered when enhancing the site for wildlife.



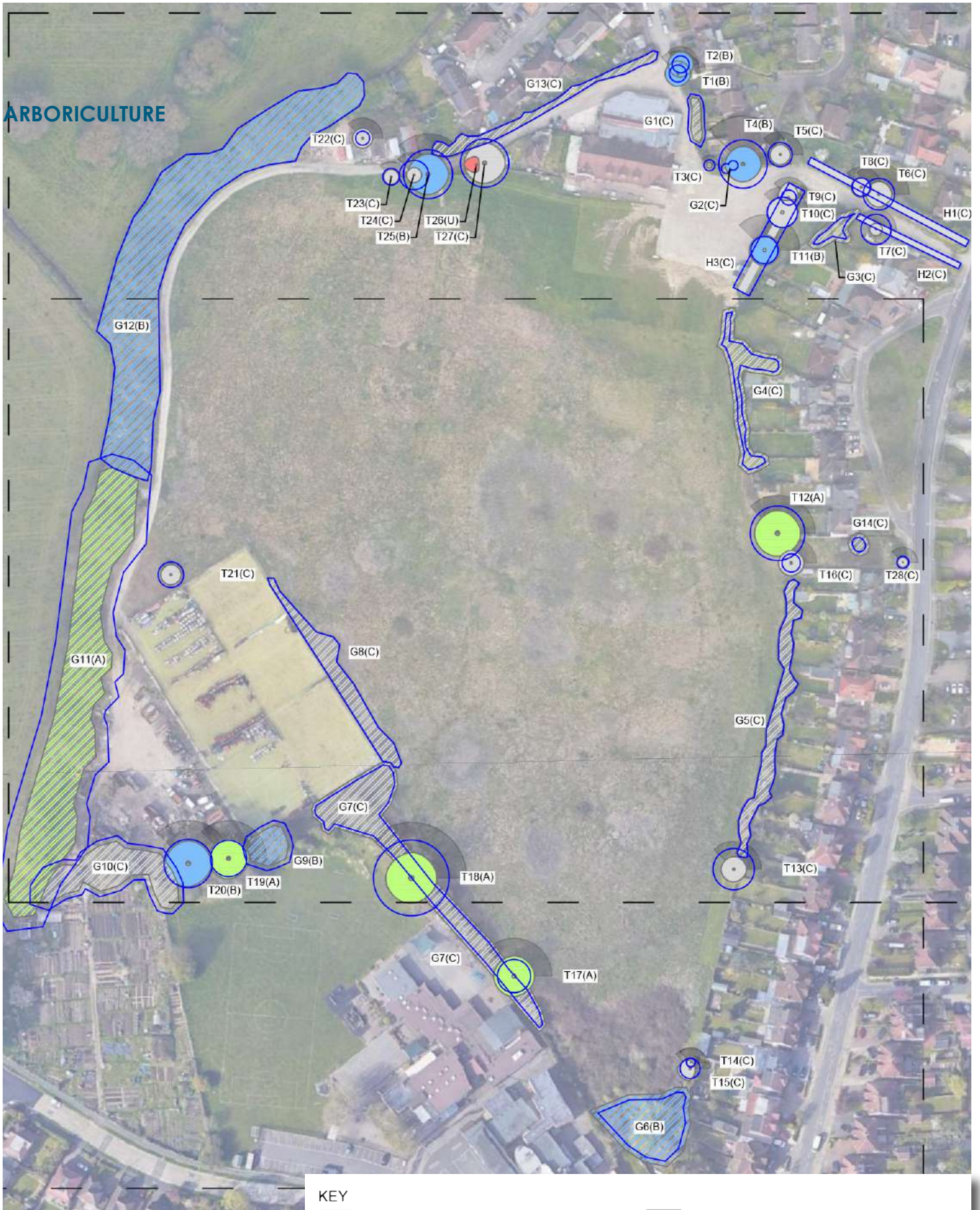


Ecological Context Diagram











Site Habitat Analysis

ARBORICULTURE



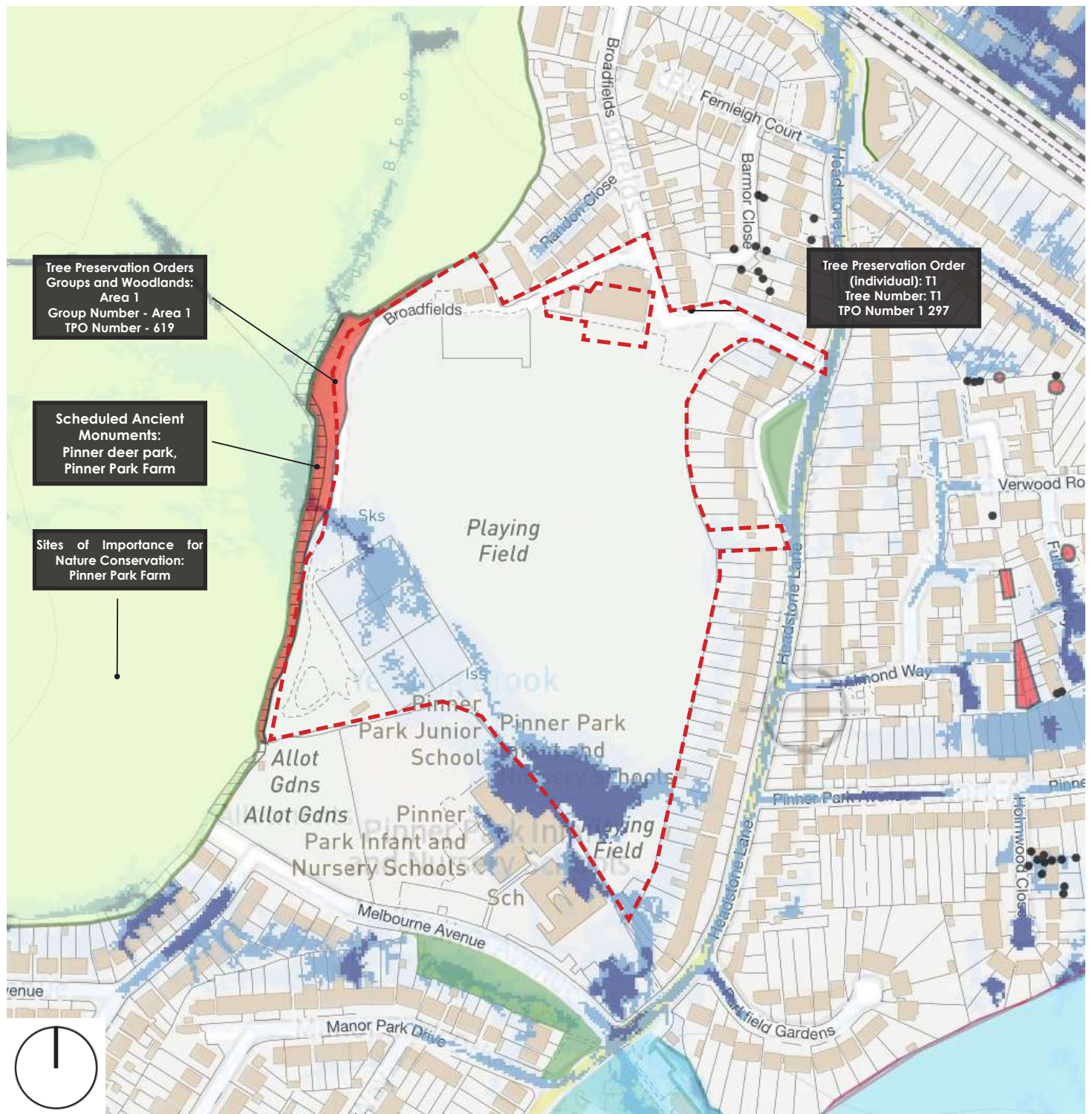
KEY

- | | | | |
|---|---|---|--|
|  | Category U - Trees / Groups Unsuitable for Retention (BS 5837:2012) |  | Hedgerow (Colour indicates BS5837:2012 Category) |
|  | Category A - Trees / Groups of High Quality (BS 5837:2012) |  | Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints) |
|  | Category B - Trees / Groups of Moderate Quality (BS 5837:2012) |  | Individual / Group Number and BS5837:2012 Category |
|  | Category C - Trees / Groups of Low Quality (BS 5837:2012) |  | Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate) |



Tree Constraints Plan

SITE ANALYSIS











Site Analysis and Policy Mapping Plan


- Designated Open Space
- Scheduled Ancient Monument
- Flood Zone from Surface Water FZ 3a (100yr)*
- Flood Zone from Surface Water FZ 3b (30yr)*

*As indicated on local policy mapping



Site Constraints & Opportunities Plan














-  Potential Site Access points (subject to detailed design)
-  Existing bus stops
-  Existing principle vehicular route
-  Views into site from Public footpath
-  Existing Schools
-  Local Amenities
-  Existing Allotments
-  Existing trees & hedges

 Headstone lane train station. Provides rail links to London Euston and Watford Junction. Approx 5 minute walk from site

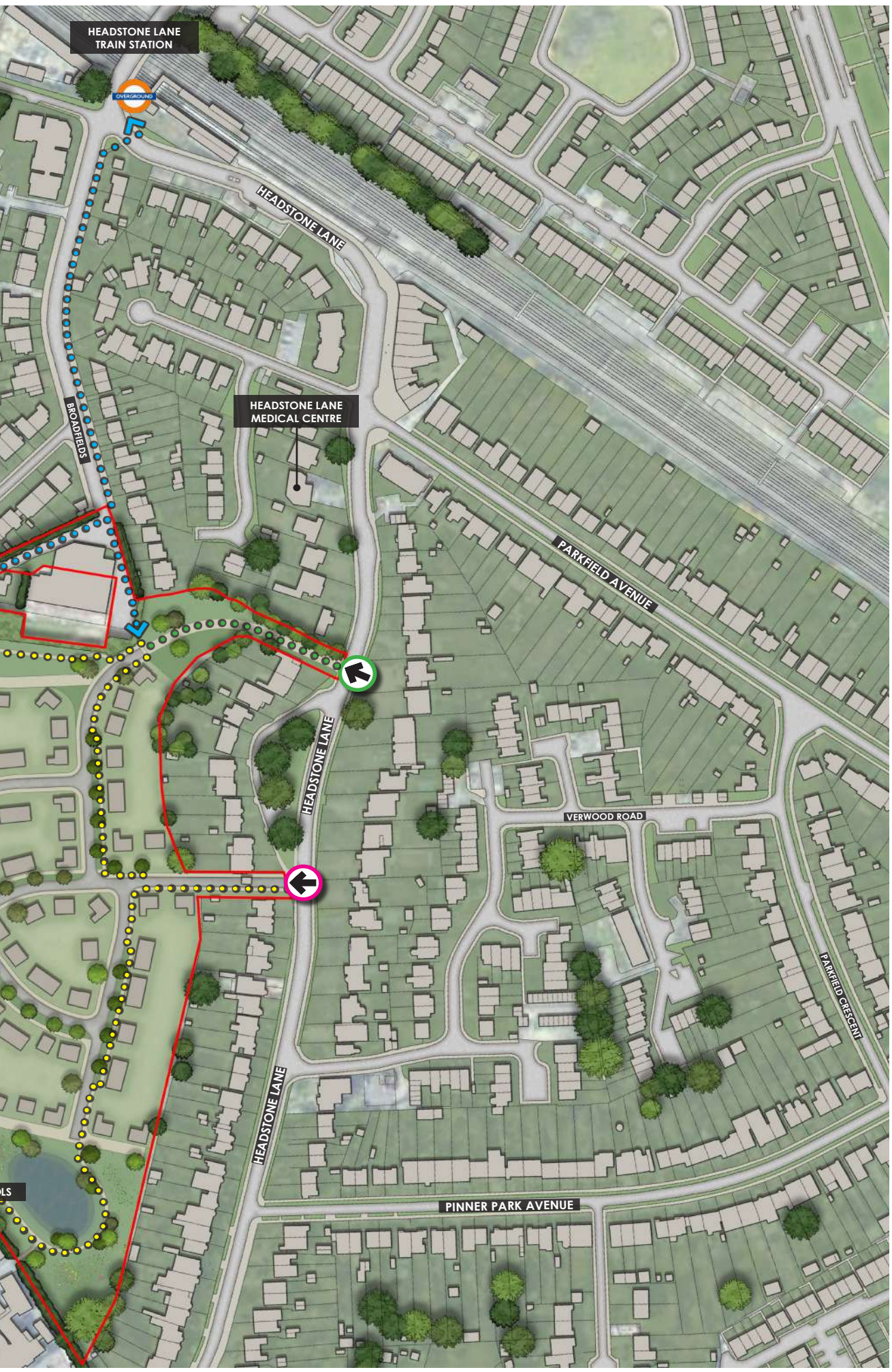
THE EMERGING MASTERPLAN



Key

- | | | | |
|---|--|---|--|
|  | Proposed Site Boundary (total area 8.47ha) |  | Potential Pedestrian/Emergency access route |
|  | Potential Site Access points (subject to detailed design) |  | Proposed Residential Development (total Developable Area 4.78ha) |
|  | New or enhanced pedestrian connections to allotments and schools |  | Existing trees hedges retained |
|  | Potential Footpath links enhancing connectivity |  | Potential Landscaping and new tree planting |
|  | Potential Footpath routes and connections |  | New Area of Play |
|  | Possible Pedestrian/Emergency access point |  | Wild-flower Meadow providing ecological enhancements |
|  | Potential Attenuation areas providing opportunities for ecological enhancement | | |

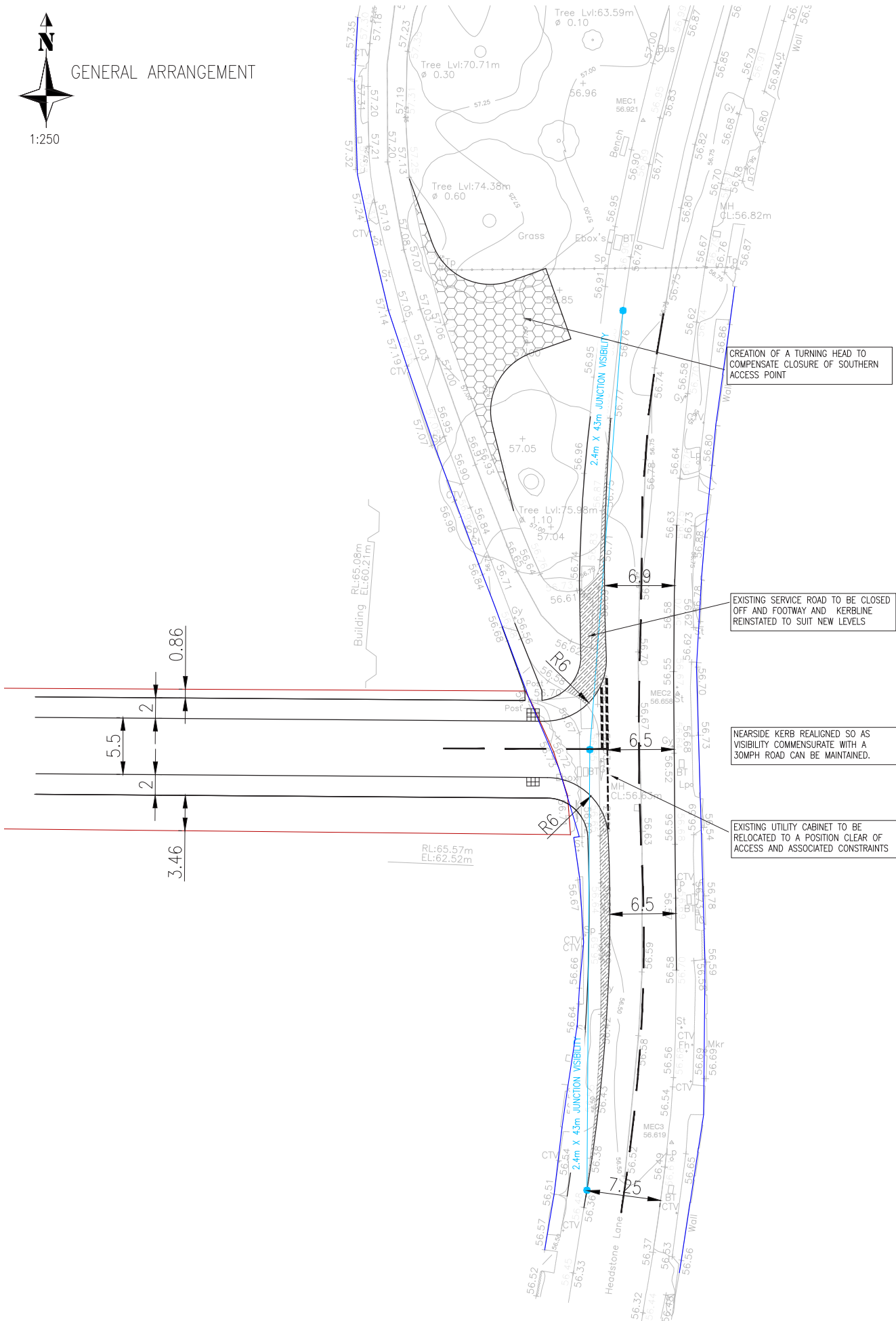






GENERAL ARRANGEMENT

1:250



CREATION OF A TURNING HEAD TO COMPENSATE CLOSURE OF SOUTHERN ACCESS POINT

EXISTING SERVICE ROAD TO BE CLOSED OFF AND FOOTWAY AND KERBLINE REINSTATED TO SUIT NEW LEVELS

NEARSIDE KERB REALIGNED SO AS VISIBILITY COMMENSURATE WITH A 30MPH ROAD CAN BE MAINTAINED.

EXISTING UTILITY CABINET TO BE RELOCATED TO A POSITION CLEAR OF ACCESS AND ASSOCIATED CONSTRAINTS

Illustrative Access Design

BARWOOD LAND

UNPARALLELED EXPERIENCE...





Norwood Farm, Northampton

Project: a 260 acre site forming part of a major allocation. Barwood submitted an outline planning application in 2016 just nine months after entering into a joint promotion agreement with the landowners and a resolution to grant planning permission subject to a S.106 Agreement has now been achieved.

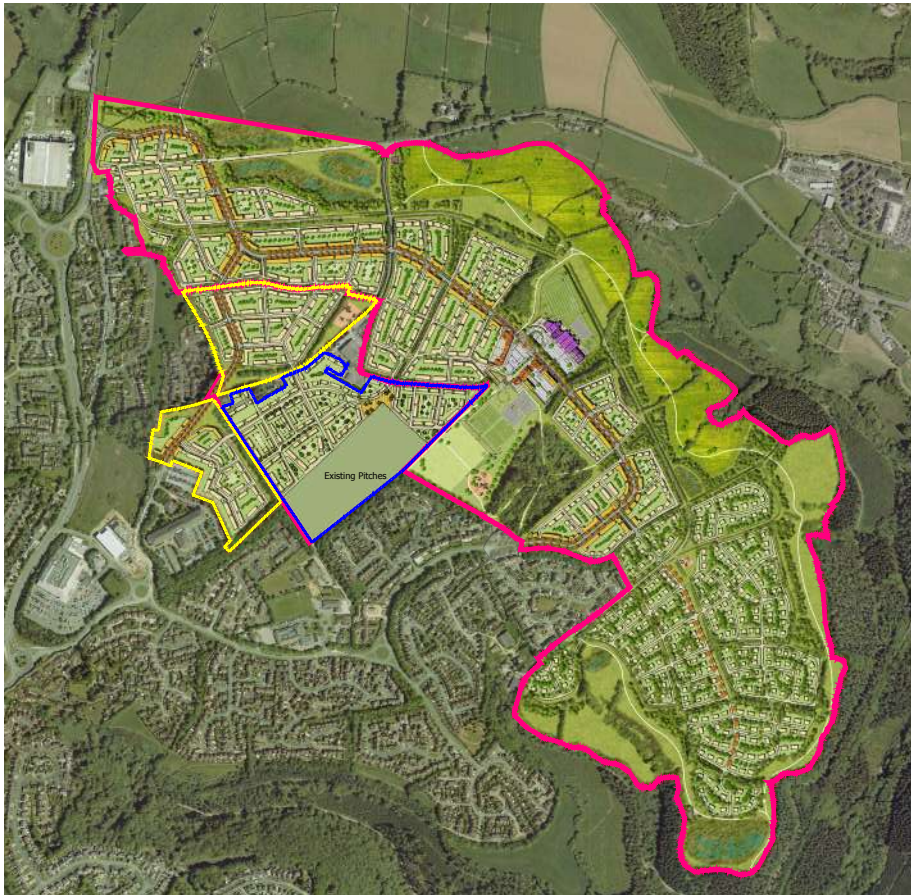
Proposal: 1,900 homes plus local centre, primary school, parks and green links. Features: mixed use; urban extension to large town; new strategic relief road splits site in two; phased delivery.



Wharf Farm, Rugby

Project: a 40 acre site that forms part of a wider urban extension granted consent in 2014. In 2015, Barwood Land entered into an agreement with the landowners and a hybrid planning application was submitted in January 2016 with permission in July 2017.

Proposal: 380 homes, local centre and infrastructure, including water balancing area and public open space. Features: edge of settlement; part of wider masterplan; gateway site.



Woolwell, Plymouth

Project: long-term partner of strategic site now allocated in emerging Local Plan. A planning application was submitted in December 2019 and registered in January.

Proposal: 2,000 homes, local centre, school, sports pitches and park. Features: greenfield; edge of settlement; two authorities; sensitive landscape context near National Park; complex infrastructure and phasing; gateway to National Park.



The Asps, Warwick

Project: A 140 acre site secured in 2013 which has been successfully promoted to secure planning consent in 2016. Barwood Land is currently taking forward a Reserved Matters planning application for an initial phase of development.

Proposal: 900 new homes, 500 space park & ride facility, a new primary school and local centre. Features: greenfield edge of settlement, delivery of key strategic infrastructure, sensitive historic landscape, phased delivery.



Winneycroft, Gloucester

Project: A 50 acre site which has been successfully promoted through the Cheltenham Gloucester Tewkesbury Joint Core Strategy through to emerging allocation, at which point a planning application was submitted for 420 dwellings in late 2014. Planning Permission was granted at appeal in December 2015.

Proposal: 420 new homes, 2.1 Hectares of public open space, an amenity bund, ecological areas and suds provision.

Unparalleled Experience

Our planning track record is exceptional, some of our planning successes include securing consent for 495 dwellings at Banbury, 250 dwellings at Burton upon Trent, 175 dwellings at Didcot, 1,900 dwellings at Northampton, 2,800 dwellings at Redditch, 1,000 dwellings at Tamworth, 420 dwellings at Gloucester, 380 plots at Rugby, 220 plots at Shepshed, 201 dwellings at Sileby, 900 dwellings at Warwick, 550 dwellings + 20 acres of employment land at Kenilworth and 900 dwellings at Barnstaple. These sites have either been sold or are in the process of being marketed.

In addition to these projects, planning applications or appeals for a further 6,325 dwellings are lodged across 8 sites at Thornbury, Plymouth, Nottingham, Shrewsbury, Burbage, Sileby, Melton Mowbray and Kidlington. Further planning applications are due to be submitted during 2022 on sites at Earl Shilton and Rushwick for over 1,500 dwellings.

Barwood Land has also secured several longer-term opportunities which are being promoted through the relevant Local Plan processes. You will appreciate, therefore, that Barwood Land is very active in the land promotion field; the Barwood team possesses an unparalleled level of experience and specialist knowledge in strategic land promotion.

BARWOOD LAND

OUR TEAM...



JAMIE GIBBINS

Managing Director

Jamie has been the instrumental figure behind the creation, growth and success of the Homes and Land businesses. His business acumen, vision and record in delivering planning approvals and high quality developments is exceptional, equating to tens of thousands of plots over his career across the Midlands and south of England.

Jamie is a qualified surveyor with over 25 years experience in the residential development industry and joined Barwood in June 2009 from Taylor Wimpey Strategic Developments where he was Director of the hugely successful Strategic Land Business.

SAM DORRIAN

Land and Operations Director

Sam joined Barwood Land in 2011 and has been instrumental in growing the business. Sam's role at Barwood includes the identification and securing of new land opportunities, strategic management of the portfolio, land owner liaison and land disposals. Sam is a Director of the business and sits on the main board alongside Jamie and James.

Prior to joining Barwood Land Sam read Real Estate Management at University from where he was recruited by Taylor Wimpey to work in its Strategic Developments division. Sam worked across the Midlands in a number of roles during his 7 year tenure at Taylor Wimpey. Working for one of the leading housebuilders provided Sam with an insight in to the workings of a PLC developer where he gained a great deal of knowledge around the delivery of residential development schemes.



BARWOOD LAND

OUR TEAM...

JAMES CAUSER

Land Director

James joined Barwood as Land Director in 2015 following 10 years with Taylor Wimpey Strategic Land, where he was the Regional Strategic Land Director for its South West Division. Prior to that James worked as a land agent within Knight Frank's residential development team.

James is focussed on securing new business opportunities in quality locations and delivering valuable planning consents. He has developed extensive strategic land expertise dealing with a huge variety of projects ranging from edge of village sites for under 25 homes to new settlements of over 6,000 homes. James is a straightforward operator who is skilled at maximising value, resolving complex problems and delivering planning consents whether the land is held in a single ownership or multi-party consortium arrangements.



CHRIS CHIVERTON

Land Director

Chris joined Barwood in 2018 as Land Director for the newly established South West region. Prior to joining Barwood Chris held several senior land, planning and technical roles within strategic land companies and also regional and national house builders. Chris has also spent time as a development consultant and as a land agent with Savills.

Chris' primary focus is on the expansion of Barwood Land's presence within South West by adding to its existing portfolio of land under promotion. Having over twenty years' experience in the industry gives Chris an exceptional understanding and knowledge of identifying, acquiring and promoting strategic land opportunities from large consortium arrangements to smaller higher value edge of settlement sites. The experience Chris has gained working within the house building sector means he always has an eye on delivery and value engineering throughout the lifecycle of a project.



MATT BARTRAM

Technical Director

Matt is a qualified Civil Engineer with over 20 years experience in the private residential homes sector. Matt has worked at a number of housebuilder developers including Westbury Homes, Miller Homes and Taylor Wimpey.

Matt provides technical input both at the opportunities stage of transactions and as they move through the planning process. He is also focused on delivery of technical information in the land disposal process to developers



REBECCA MITCHELL

Planning Director

Rebecca joined Barwood in September 2012 and is a qualified town planner.

Prior to this Rebecca was a Planning Manager at The Co-operative Estates, where she was responsible for overseeing the promotion of sites within its non-trading land and property portfolios and has realised planning permissions for a number of large-scale and high-profile development schemes across the UK.

Prior to this, Rebecca was employed by Nathaniel Lichfield and Partners, a leading UK planning consultancy.



BARWOOD LAND

OUR TEAM...

BETH ENTWISTLE

Strategic Planning Manager

Beth is a Chartered Town Planner with over twenty years' experience in consultancy and development. Beth joined Barwood Land in 2013 and has a strong track record in promoting strategic land portfolios across the country and has achieved green belt release, local plan allocations, successful consortium promotions and planning permissions for a range of complex and large-scale developments



JULIE MORGAN

Strategic Land and Planning Manager

Julie is a Chartered Town Planner and Urban Designer and joined Barwood Land in March 2019 having previously held senior roles with both Miller Homes and Severn Trent.

Julie has a wealth of experience in managing Strategic Land portfolios, promoting sites and securing permissions successfully across the Midlands region and adds valuable planning expertise to the Barwood team.

Julie has also had several roles including membership of RTPI General Assembly, and an appointed Design Council Built Environment Expert, advising on Design Review Panels for major development schemes proposed in the UK.



SAM WILKINSON

Strategic Land Executive

Sam joined our team in 2019 from Shoosmiths LLP where he was a General Practice Property Solicitor for 4 years after qualification. He has represented a handful of national, international and household name clients in many different types of transactions.

At Barwood Land, Sam is focused on negotiation and acquisition of strategic sites across the country with the intention of maximising value and improving legal processes.



KEVIN FREEGARD

Financial Controller

Kevin joined Barwood in January 2014. He is a qualified accountant and is a member of the Chartered Institute of Management Accountants. Kevin has over 20 years of experience in the finance sector. At Barwood Kevin is responsible for the overall finance & HR functions.



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